Pond Farm Grange

Coventry

KINGSWOOD HOMES

About Kingswood Homes

Kingswood Homes is a residential development company, which specialises in building energy efficient, high quality practical homes in the Midlands.

All our homes, small or large are built with the same high level of quality finish and attention to detail.

Choosing the right location for our developments is essential and great care is taken in the selection of each developments location.

Each of our properties are designed for living to ensure that the layout is practical and an enjoyable place to live.

Our homes are designed for life so each property is constructed using traditional approaches to construction with proven building techniques, craftsmanship and materials.

We take a bespoke approach to all of our developments to create distinctive properties that truly stand out from the crowd. Whilst all developments are unique, they all share the core Kingswood principles of expert design and high quality craftsmanship.

We build all over the Midlands including, Warwickshire, West Midlands, Worcestershire, Leicestershire, Staffordshire and some selected sites in the South West.

Finwood, Rowington

St Michael's Gate, Baddesley Clinton

Lower House Gardens, Redditch

Lake View, Earlswood

Kixley, Lapworth

Introducing
Pond Farm Grange

Pond Farm Grange offers the opportunity to own an individually designed 3 or 4 bedroom house in a tranquil, private gated development in Eastern Green, only 5 miles west of Coventry City Centre.

This exciting new development of 8 individually designed homes boast an energy efficient, bespoke specification that includes high quality en-suite bathrooms and spacious living areas.

Each property includes a high level of finish complete with a professionally designed kitchen including Quartz work surfaces, integrated appliances and contemporary finishes.

Along with landscaped front gardens, each property boasts rear gardens with a patio, lawn and planting, an Electric vehicle charging point and a 10 Year ICW Structural Warranty.

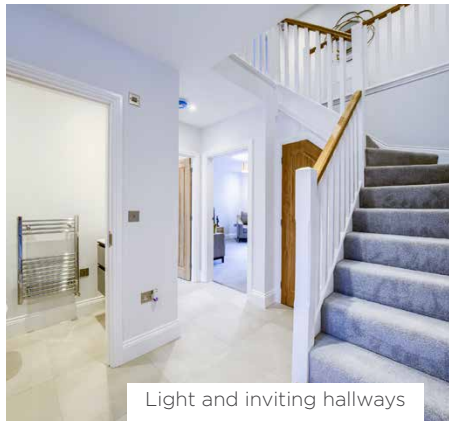
An abundance of energy efficient features are included such as 'A' rated kitchen appliances and PV Solar panels.

Pond Farm Grange
Upper Eastern Green Lane,
Coventry, CV5 7DP

Superbly specified kitchen

Spacious lounge areas

High quality bathrooms


Light and inviting hallways

A new development of 4 barn style and 4 cottage style homes

Pond Farm Grange

Coventry

Development **Layout**

Pond Farm Grange
is an attractive
development
4 barn style and
4 cottage style homes.

Plots 1 and 2
3 bedroom
semi-detached properties

Plots 3, 4, 5, 6, 7 and 8
4 bedroom
semi-detached
properties

Pond Farm
Grange
Coventry

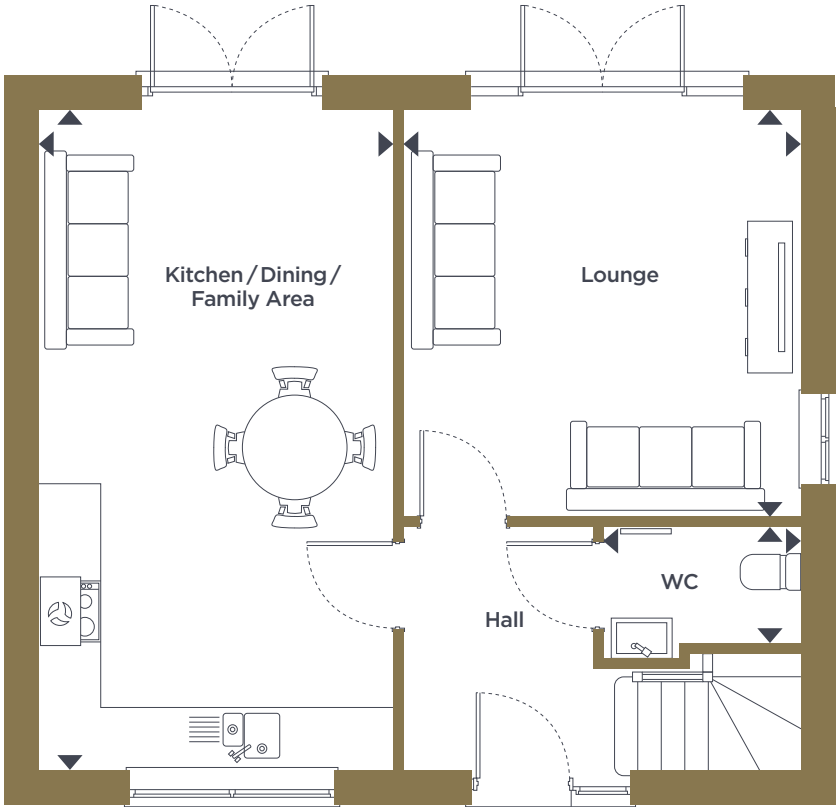
N
Electric vehicle chargers
Pond Farm Grange
Coventry
P7
P8
Plot 8
Plot 7
Plot 6
Plot 5
Plot 1
Plot 2
Plot 3
Plot 4
Eastern Green Lane

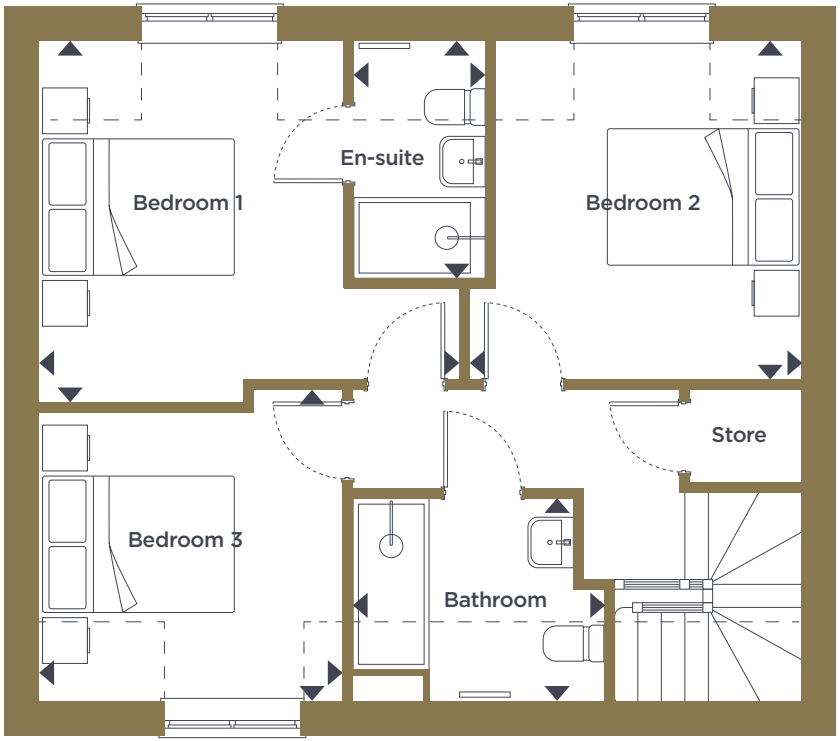
Plot 1

3 bedroom cottage style property

Summary of features

- Large welcoming hallway with WC
- Spacious lounge
- Three double bedrooms with en-suite to bedroom 1
- Family bathroom
- Spacious kitchen / dining / family area
- French doors to the rear garden
- South facing garden





Ground floor

Kitchen / Dining / Family Area	Lounge	WC
3.526m x 6.535m	3.935m x 4.028m	1.953m x 1.150m
11' 6" x 21' 5"	12' 10" x 13' 2"	6' 4" x 3' 9"

First floor

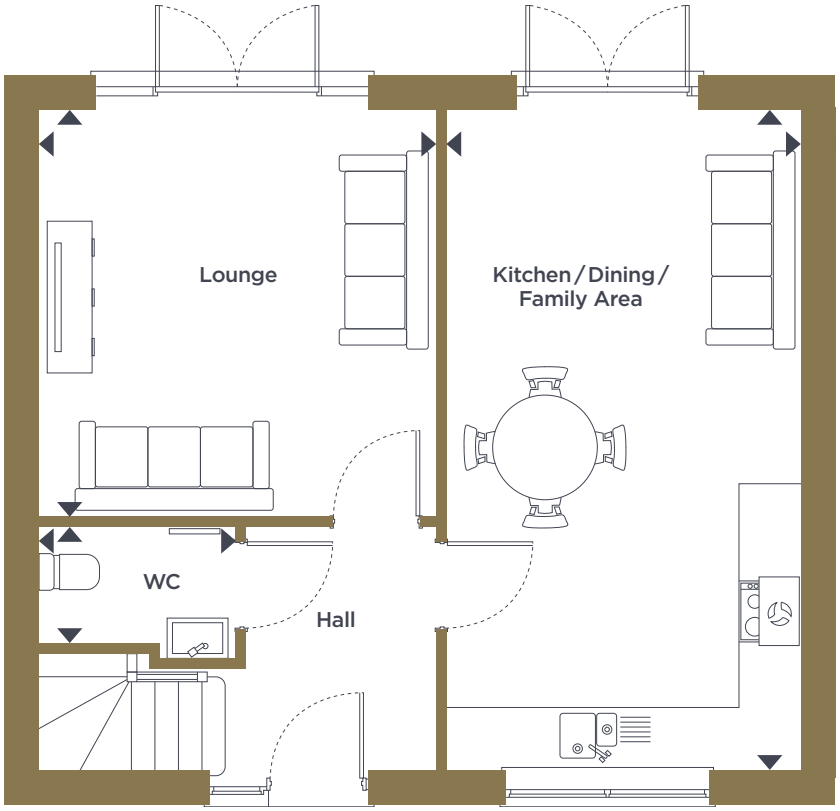
Bedroom 1	En-suite	Bedroom 2	Bedroom 3	Bathroom
4.175m x 3.578m	1.300m x 2.353m	3.286m x 3.353m	3.025m x 3.082m	2.483m x 2.007m
13' 8" x 11' 8"	4' 3" x 7' 8"	10' 9" x 11' 0"	9' 11" x 10' 1"	8' 1" x 6' 7"

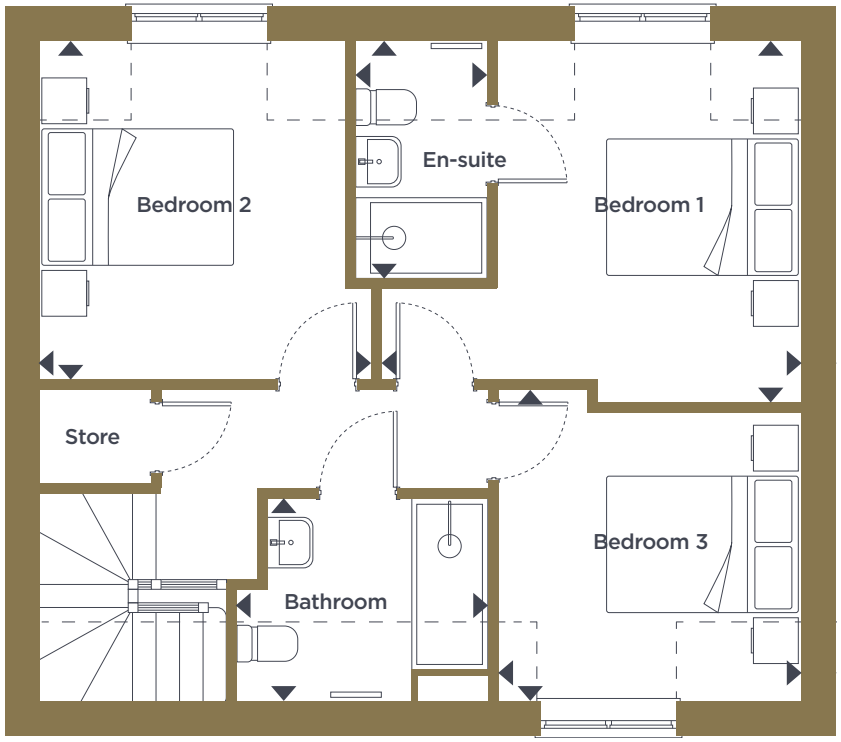
Plot 2

3 bedroom cottage style property

Summary of features

- Large welcoming hallway with WC
- Spacious lounge
- Three double bedrooms with en-suite to bedroom 1
- Family bathroom
- Spacious kitchen / dining / family area
- French doors to the rear garden
- South facing garden





Ground floor

Kitchen / Dining / Family Area	Lounge	WC
3.526m x 6.535m	3.935m x 4.028m	1.953m x 1.150m
11' 6" x 21' 5"	12' 10" x 13' 2"	6' 4" x 3' 9"

First floor

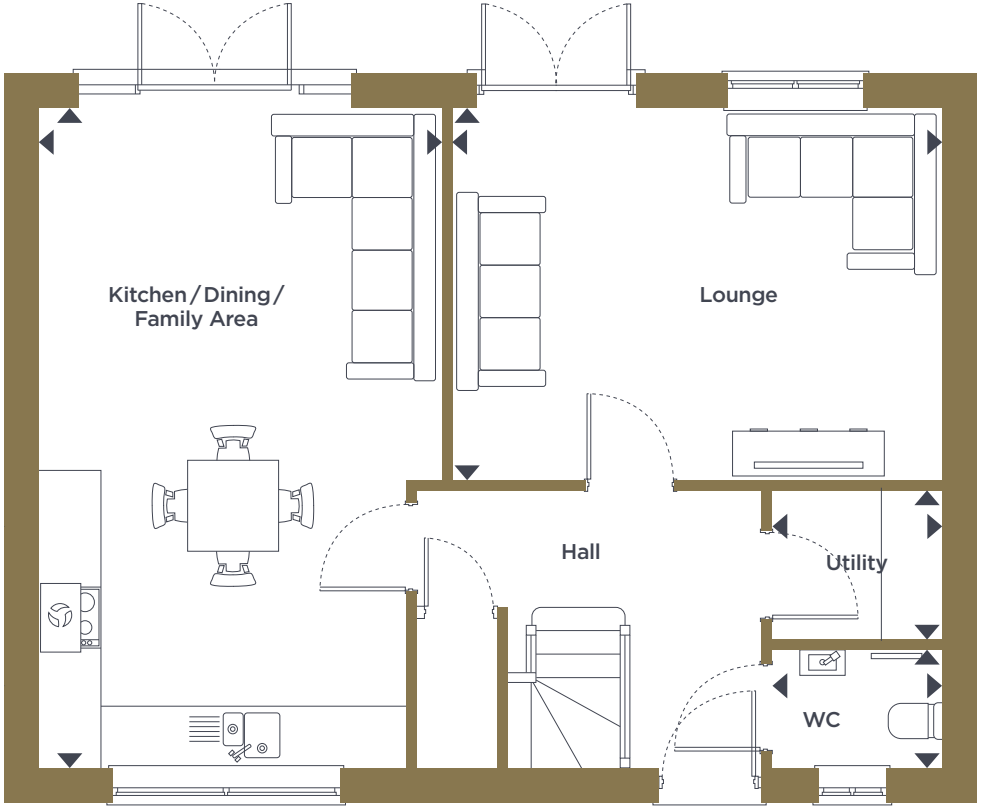
Bedroom 1	En-suite	Bedroom 2	Bedroom 3	Bathroom
4.175m x 3.578m	1.300m x 2.353m	3.286m x 3.353m	3.025m x 3.082m	2.483m x 2.007m
13' 8" x 11' 8"	4' 3" x 7' 8"	10' 9" x 11' 0"	9' 11" x 10' 1"	8' 1" x 6' 7"

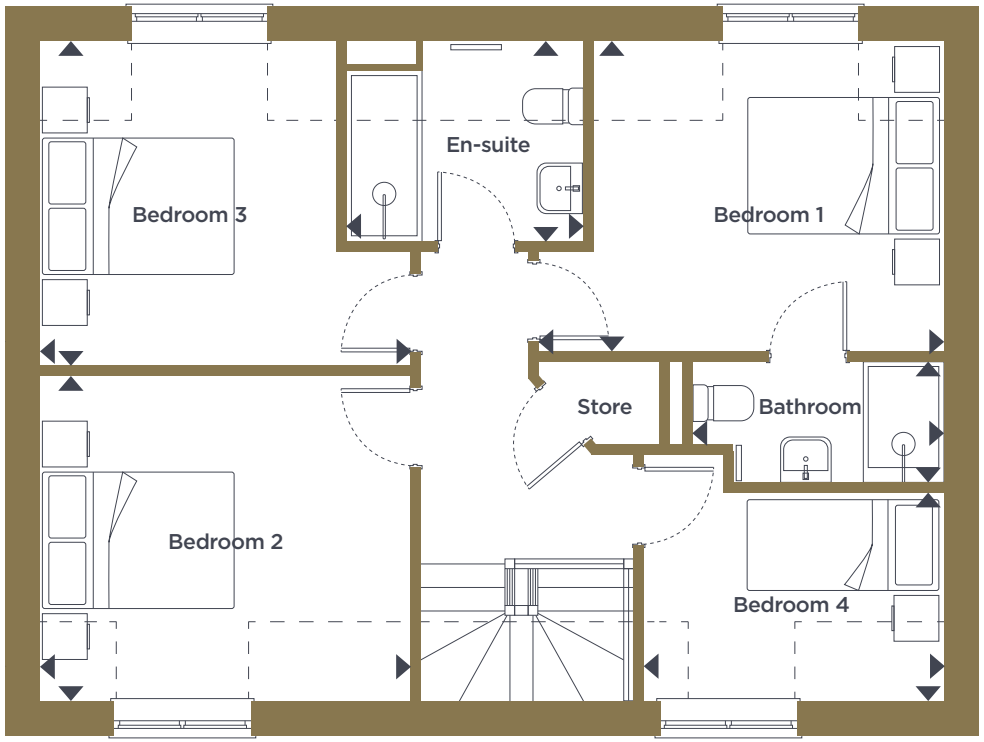
Plot 3

4 bedroom cottage style property

Summary of features

- Large welcoming hallway with WC
- Spacious lounge
- Three double bedrooms and a single bedroom with en-suite to bedroom 1
- Family bathroom
- Spacious kitchen / dining / family area
- French doors to the rear garden
- South facing garden





Ground floor

Kitchen / Dining / Family Area	Lounge	Utility	WC
4.00m x 6.535m	4.860m x 3.684m	1.708m x 1.476m	1.700m x 1.175m
13' 1" x 21' 5"	15' 11" x 12' 1"	5' 7" x 4' 10"	5' 6" x 3' 10"

First floor

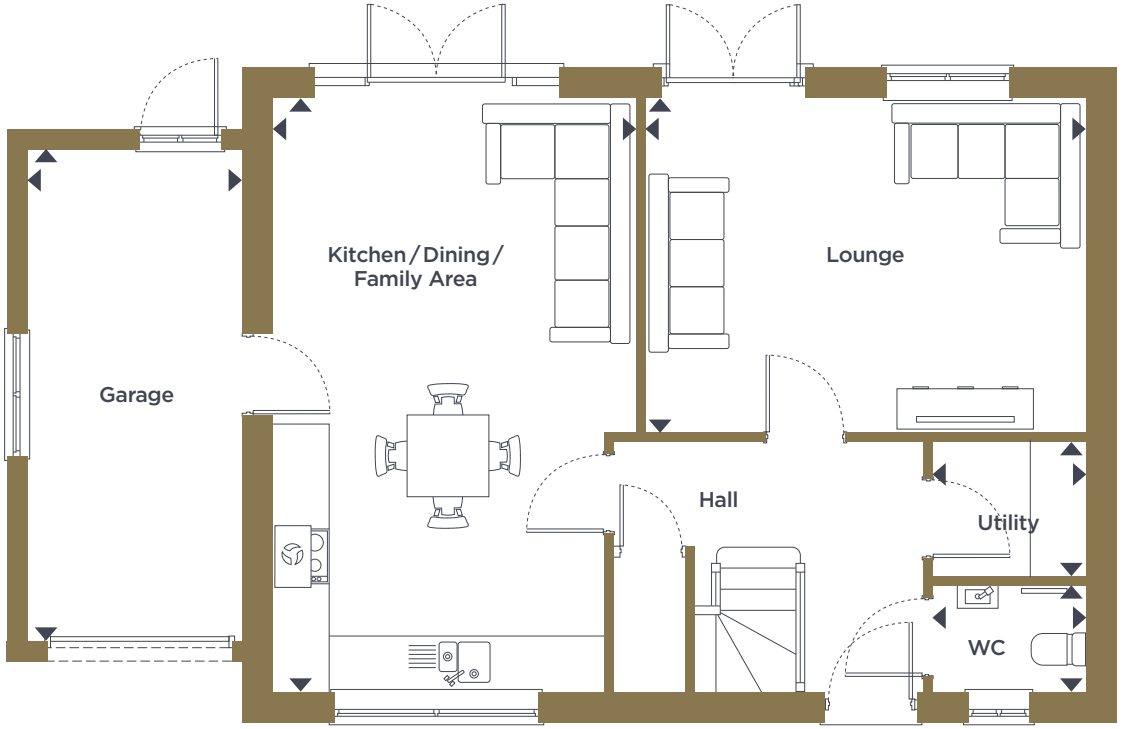
Bedroom 1	En-suite	Bedroom 2	Bedroom 3	Bedroom 4	Bathroom
3.925m x 3.071m	2.725m x 1.200m	3.682m x 3.217m	3.682mm x 3.217m	2.978m x 2.064m	2.350m x 1.990m
12' 10" x 10' 0"	8' 11" x 3' 11"	12' 0" x 10' 6"	12' 0" x 10' 6"	9' 9" x 6' 9"	7' 8" x 6' 6"

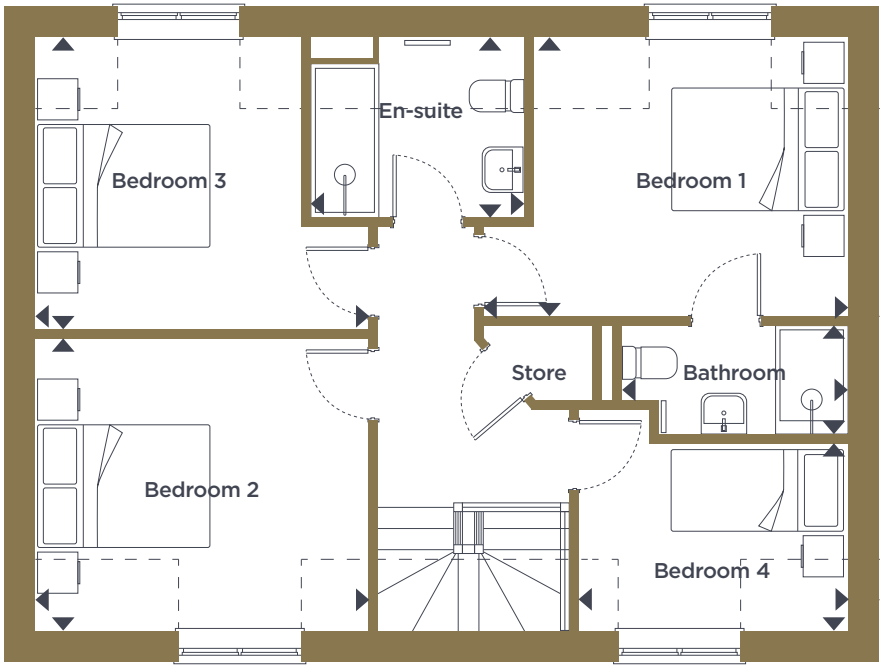
Plot 4

4 bedroom cottage style property

Summary of features

- Large welcoming hallway with WC
- Spacious lounge
- Three double bedrooms and a single bedroom with en-suite to bedroom 1
- Family bathroom
- Spacious kitchen / dining / family area
- French doors to the rear garden
- Integrated garage
- South facing garden





Ground floor

Kitchen / Dining / Family Area	Lounge	Utility	WC	Garage
4.00m x 6.535m	4.868m x 3.684m	1.708m x 1.476m	1.700m x 1.175m	5.410m x 2.721m
13' 1" x 21' 5"	15' 11" x 12' 1	5' 7" x 4' 10"	5' 6" x 3' 10"	17' 8" x 8' 9"

First floor

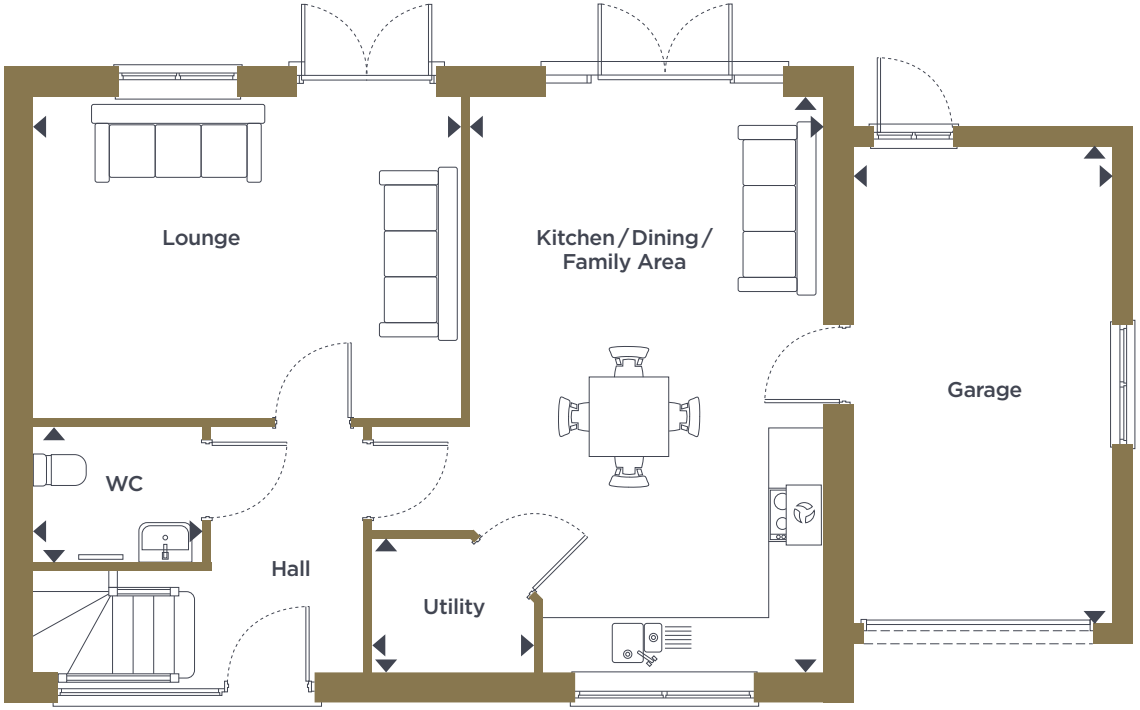
Bedroom 1	En-suite	Bedroom 2	Bedroom 3	Bedroom 4	Bathroom
4.033m x 3.071m	2.732m x 1.200m	3.675m x 3.217m	3.675m x 3.217m	2.986m x 2.064m	2.350m x 1.990m
13' 2" x 10' 0"	8' 11" x 3' 11"	12' 0" x 10' 6"	12' 0" x 10' 6"	9' 9" x 6' 9"	7' 8" x 6' 6"

Plot 5

4 bedroom barn style property with integrated garage

Summary of features

- Large welcoming hallway with WC
- Spacious lounge
- Feature two storey window
- Three double bedrooms and a single bedroom with en-suite to bedroom 1
- Family bathroom
- Spacious kitchen / dining / family area
- French doors to the rear garden
- Integrated garage



Ground floor

Kitchen / Dining / Family Area	Lounge	Utility	WC	Garage
4.010m x 6.535m	4.857m x 3.659m	1.825m x 1.525m	1.519m x 1.933m	2.935m x 5.410m
13' 1" x 21' 5"	15' 11" x 12' 0"	5' 11" x 5' 0"	4' 11" x 6' 4"	9' 7" x 17' 8"

First floor

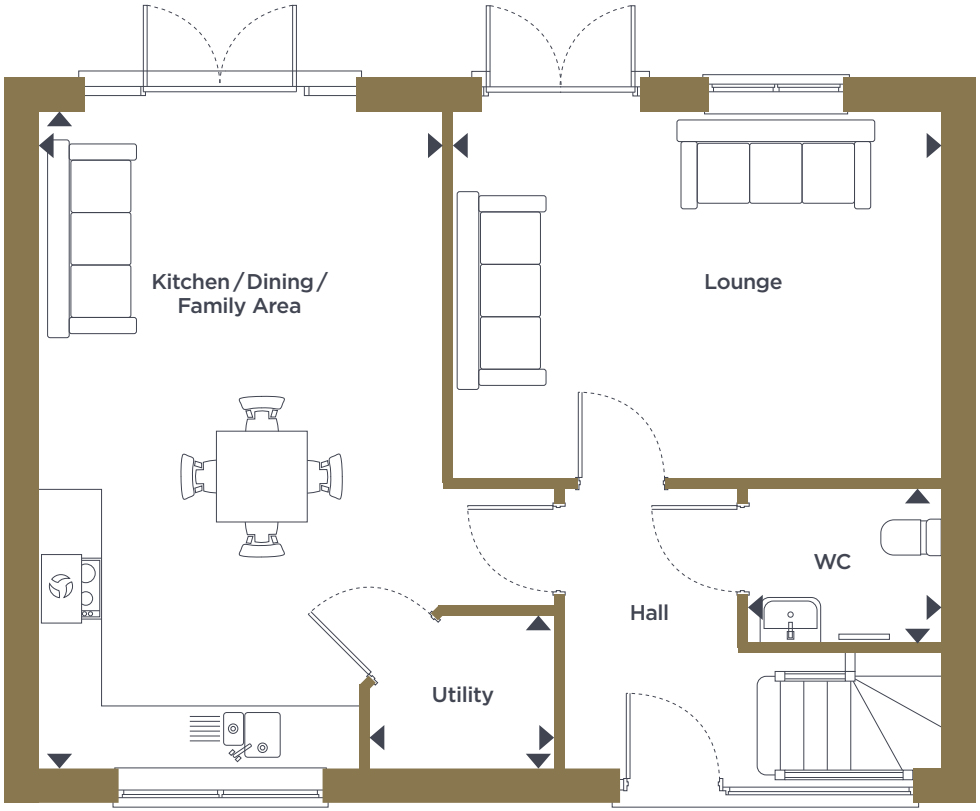
Bedroom 1	En-suite	Bedroom 2	Bedroom 3	Bedroom 4	Bathroom
3.683m x 3.295m	2.432m x 1.200m	2.835m x 3.695m	2.835m x 3.040m	2.250m x 2.495m	2.727m x 1.990m
12' 1" x 10' 9"	7' 11" x 3' 11"	9' 3" x 12' 1"	9' 3" x 9' 11"	7' 4" x 8' 2"	8' 11" x 6' 6"

Plot 6

4 bedroom barn style property

Summary of features

- Large welcoming hallway with WC
- Spacious lounge
- Feature two storey window
- Three double bedrooms and a single bedroom with en-suite to bedroom 1
- Family bathroom
- Spacious kitchen / dining / family area
- French doors to the rear garden



Ground floor

Kitchen / Dining / Family Area	Lounge	Utility	WC
4.010m x 7.190m	4.857m x 3.659m	1.825m x 1.525m	1.519m x 1.933m
13' 1" x 23' 7"	15' 11" x 12' 0"	5' 11" x 5' 0"	4' 11" x 6' 4"

First floor

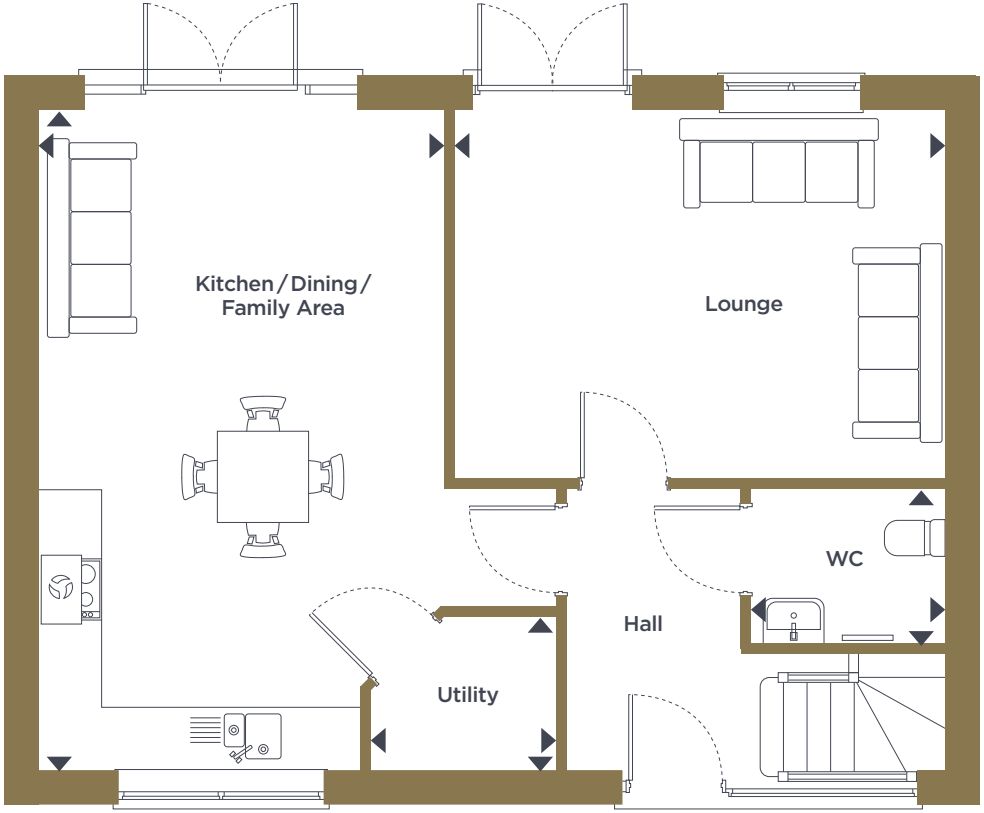
Bedroom 1	En-suite	Bedroom 2	Bedroom 3	Bedroom 4	Bathroom
3.683m x 3.295m	2.432m x 1.200m	2.835m x 3.695m	2.835m x 3.040m	2.250m x 2.495m	2.727m x 1.990m
12' 1" x 10' 9"	7' 11" x 3' 11"	9' 3" x 12' 1"	9' 3" x 9' 11"	7' 4" x 8' 2"	8' 11" x 6' 6"

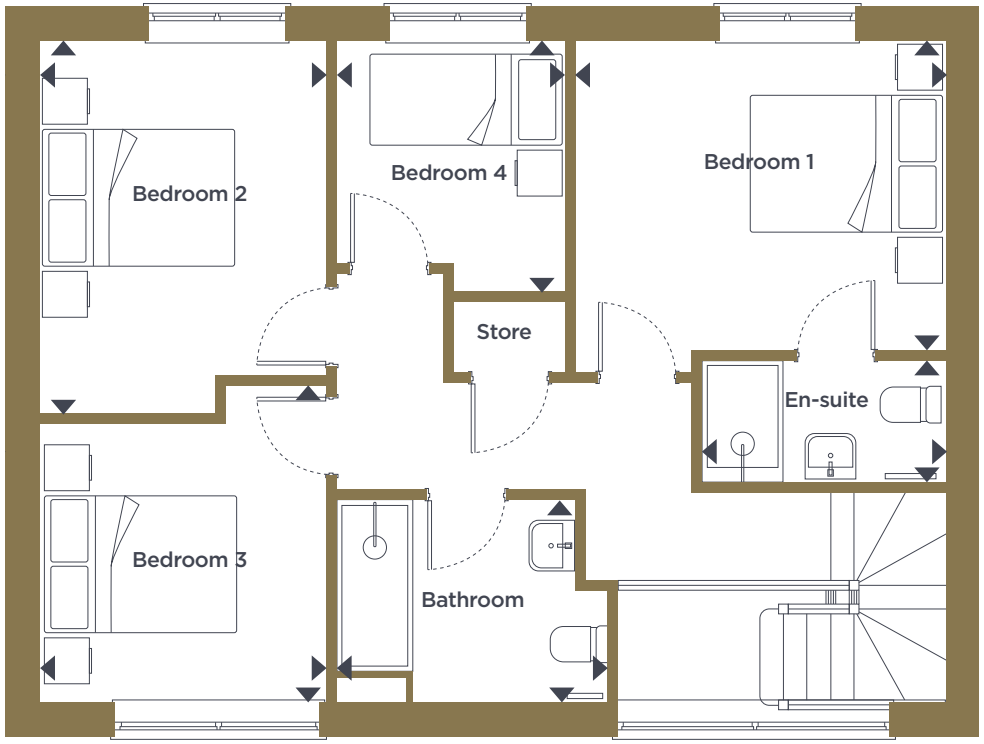
Plot 7

4 bedroom barn style property

Summary of features

- Large welcoming hallway with WC
- Spacious lounge
- Feature two storey window
- Three double bedrooms and a single bedroom with en-suite to bedroom 1
- Family bathroom
- Spacious kitchen / dining / family area
- French doors to the rear garden
- External garage





Ground floor

Kitchen / Dining / Family Area	Lounge	Utility	WC
4.018m x 6.535m	4.857m x 3.659m	1.825m x 1.525m	1.933m x 1.519m
13' 2" x 21' 5"	15' 11" x 12' 0"	5' 11" x 5' 0"	6' 4" x 4' 11"

First floor

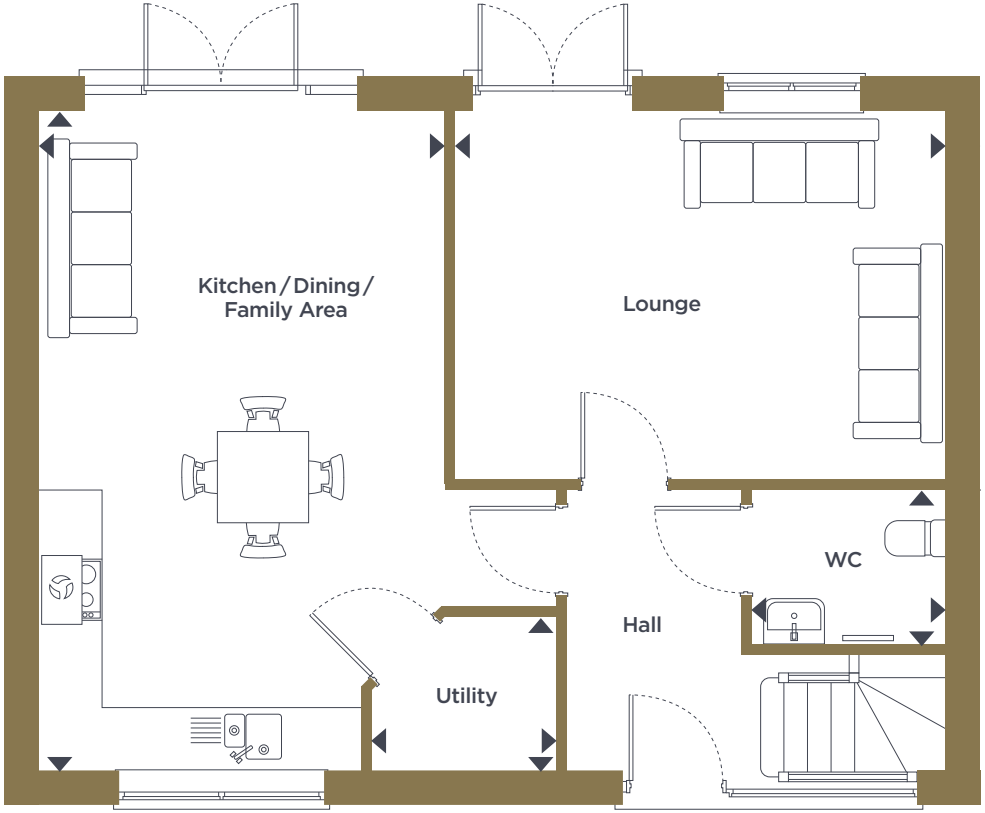
Bedroom 1	En-suite	Bedroom 2	Bedroom 3	Bedroom 4	Bathroom
3.675m x 3.295m	2.425m x 1.200m	2.843m x 3.725m	2.843m x 3.115m	2.250m x 2.495m	2.677m x 1.990m
12' 0" x 10' 9"	7' 11" x 3' 11"	9' 3" x 12' 2"	9' 3" x 10' 2"	7' 4" x 8' 2"	8' 9" x 6' 6"

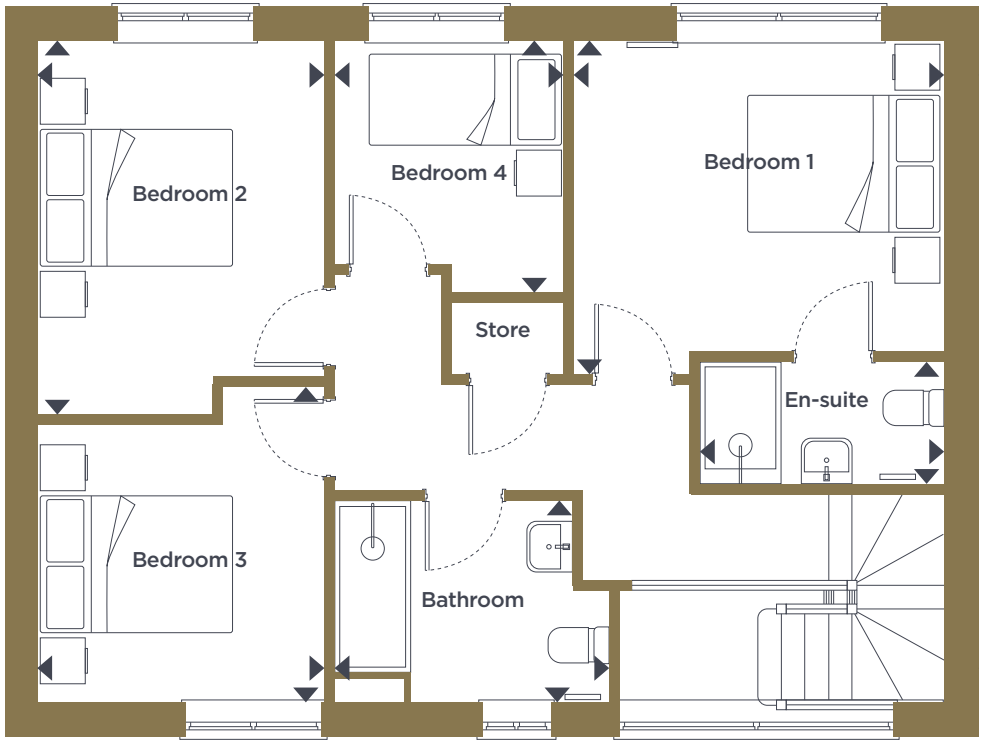
Plot 8

4 bedroom barn style property

Summary of features

- Large welcoming hallway with WC
- Spacious lounge
- Feature two storey window
- Three double bedrooms and a single bedroom with en-suite to bedroom 1
- Family bathroom
- Spacious kitchen / dining / family area
- French doors to the rear garden
- External garage





Ground floor

Kitchen / Dining / Family Area	Lounge	Utility	WC
4.010m x 6.535m	4.857m x 3.659m	1.825m x 1.525m	1.933m x 1.519m
13' 1" x 21' 5"	15' 11" x 12' 0"	5' 11" x 5' 0"	6' 4" x 4' 11"

First floor

Bedroom 1	En-suite	Bedroom 2	Bedroom 3	Bedroom 4	Bathroom
3.683m x 3.295m	2.425m x 1.200m	2.835m x 3.695m	2.835m x 3.115m	2.250m x 2.495m	2.727m x 1.990m
12' 1" x 10' 9"	7' 11" x 3' 11"	9' 3" x 12' 1"	9' 3" x 10' 2"	7' 4" x 8' 2"	8' 11" x 6' 6"

A superb **specification**

Complementing our high construction standards is a striking level of detail in specification and finish throughout the property.

Each property boasts a master bedroom with an en-suite bathroom that includes full height ceramic tiling, vanity storage units and chrome finishes.

The quality and detailed finish is found throughout the professionally designed contemporary kitchen which include Quartz work surfaces and integrated appliances including oven, microwave, fridge freezer and dishwasher.

The sense of quality continues through the property with luxury vinyl or ceramic tiling layed across the ground floor, whilst a luxury carpet is fitted within the living room, stairway and bedrooms.

All internal doors within the properties are Oak veneer solid doors finished with chrome door furniture.

Plots 4, 5, 6 and 7 will benefit from striking two-storey aluminium framed glazed windows, creating impressive light-filled elevations.

Kitchen

- Professionally designed shaker style kitchen (colour choice available).
- Quartz work surfaces with upstand to all kitchen and utilities (colour choice available).
- Stainless steel under mounted sink with engraved drainer and Franke chrome plated mixer taps to kitchen.
- Single oven, integrated microwave, gas hob and extractor hood, all to be Bosch stainless steel finish. Built in fridge freezer and integrated dishwasher, to be Hotpoint or similar.
- Appliance spaces and plumbing for washing machine and tumble dryer to all plots.
- Integrated hotpoint or similar washer/dryer in the kitchen to plots 1 and 2.
- Appliance spaces and plumbing for washing machine and tumble dryer to plots 3-8 utilities.

Quartz work surfaces

Single oven, combination microwave

Professionally designed contemporary kitchen

Gas hob

Contemporary extractor hood

Hotpoint or similar dishwasher

Bathrooms En-suites & WC

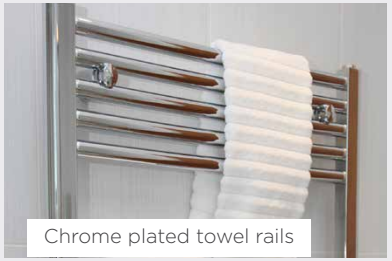
- High quality white ROCA sanitaryware to bathrooms, en-suites and WC's.
- ROCA vanity storage units to bathrooms, en-suites and WC's.
- Full height Porcelanosa ceramic tiling to walls and floors in bathrooms and en-suites, with splashback only to WCs.
- Hansgrohe chrome plated dual controlled mixer tap/shower with pop-up wastes to basins and baths.
- Shower cubicles to include shower doors, low profile shower trays, full height tiling and chrome plated Hansgrohe thermostatic mixer showers.
- High powered electric showers to bathrooms in plots 1–2, thermostatic mixer showers to bathrooms in plots 3–8.
- Chrome plated towel rails to bathrooms, en-suite and WCs.

Contemporary styled bath

Full height tiling

Chrome plated dual controlled mixer taps

Roca sanitary ware


Chrome plated towel rails

Contemporary fixtures

Internal Finishes

- Oak veneer solid core interior doors with polished chrome door furniture.
- Oak feature handrail to staircase.
- High quality luxury vinyl or ceramic tiling to ground floor excluding living room (colour choice available).
- Contemporary ogee skirting and architraves.
- Luxury carpets and underlay to living room, bedrooms, stairs and landing. (colour choice available)
- French patio doors to rear of kitchen diner.

Oak feature handrail

Polished chrome door furniture

Luxury carpets & underlay

Luxury vinyl

French patio doors

Electrical Installation

- High speed fibre connection
- Recessed LED down-lighters to hall / kitchen / WC / en-suite and bathroom.
- Under unit kitchen lighting.
- Dual TV aerial and socket to lounge and family room.
- Telephone socket to lounge.
- External power point.
- Electric vehicle charging point to each property (7kW Charger).

Electric vehicle charging point

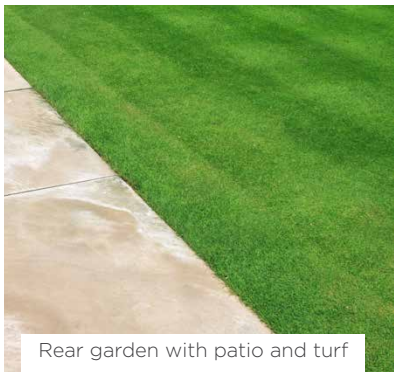
Block paved drive

Outside power point

Exterior lighting

Thermostatic radiator valves

Planting to gardens



Rear garden with patio and turf

Outside tap

Security

- Intruder alarm system.
- Multipoint locking system to all external doors.
- Suited key to all external doors.
- All properties are in full compliance with Part Q of the Building Regulations.
- Exterior lighting.
- High security Anti-Snap, Anti-Drill locks to all external doors.
- Gated development.

External Details

- Outside water tap.
- Landscaped front garden, patio and turf to rear.
- Block paved drives.
- Planting to gardens.
- Electric vehicle charging point to each property.

Heating

- Thermostatic radiator valves to ground and first floors.
- Digital programme room thermostat for central heating.
- 'A' rated Ideal gas combi boiler for heating and hot water

Additional Details

- EPC 'A' rated.
- 10 Year ICW Structural Warranty.
- High levels of insulation in roof, walls and floors to limit heat loss in the winter and reduce heat gain in the summer.

Additional Details

- Garador ‘Ascot’, sectional style up and over garage doors to plots 4, 5, 7 and 8.
- 10 year ICW structural warranty.
- Gated entrance to private road with intercom access to each plot.
- Mains gas heating system

Wide profile garage doors

Energy efficient gas combi boilers

Intercom access to each plot

Gated entrance to private road

Optional extras

Only available to off-plan purchasers

We recognise that each of our purchasers may have unique requirements, so in addition to our generous standard specification, we offer a range of optional extras to enhance your new home.

Tailor your home to your unique requirements with our range of options and extras available subject to the build stage. These can be included during the construction process to ensure that your home is just the way you want it on the day you move in.

Optional extras will depend upon the stage of the build but can include:

- Kitchen upgrades
- Bathroom upgrades
- Fitted carpets, floor tiling and Amtico flooring upgrades
- Extra electrical, lighting and BT points
- Hard landscaping upgrades
- Bedroom upgrades including fitted wardrobes on request

Please request full details and pricing.

Bathroom upgrades

Kitchen upgrades

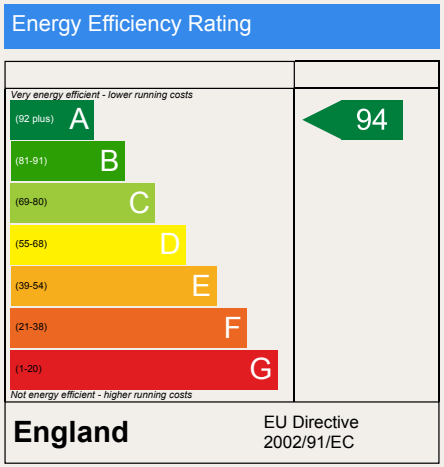
Fitted wardrobes

Environmental Details

Predicted energy efficiency:

Rating ‘A’

The predicted energy certificate to all plots will be a minimum of 94 ‘A’ rating.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

How we make our homes energy efficient

1. Photo-voltaic panels
Capture the sun’s energy and convert it into electricity that you can use in your home. PV panels are included on every property on this development.

4. ‘A’-rated appliances
We aim to install ‘A’-rated appliances where possible, ensuring low costs for your new home.

2. High performance insulators
A typical house with no insulation loses 33% of heat through its walls and 25% through the roof. To combat this we install high performance insulation in our homes to keep you warm and reduce energy loss.

5. High-performance UPVC triple glazed windows
Energy-efficient glazing keeps the warmth inside your home, leading to a reduction in energy bills, and also added soundproofing from the outside world.

3. Low energy lighting with LED technology
Energy efficient lighting helps lower electricity bills and carbon dioxide emissions without reducing the quality of light in your home.

6. Air leakage tested
As part of the build process all our homes are tested for air leakage to eliminate cracks and gaps whilst ensuring proper ventilation.

7. Thermostatically controlled radiator valves
Self-regulating thermostatic radiator valves (TRVs) are used on all radiators to control the air temperature in a room and help to adjust your heating perfectly.

8. Electric car charger (7kW)
Charge your electric car at home with our dedicated home car charging points. This is not only convenient but works out cheaper than filling up a traditional petrol or diesel car.

9. Dual flush mechanism to toilets.
This reduces water consumption.

10. Solidor composite front doors offers superior thermal efficiency and security

How much will you save on energy bills?

Average energy bill calculations are based on energy consumption data from the EPCs of all homes for sale on Rightmove in December 2025.

Rightmove's annual energy bill tracker

rightmove

Property Type: 3 bedroom semi-detached house (as per plots 1 and 2)

EPC rating						
A	B	C	D	E	F	G
£466	£985	£1,719	£2,368	£3,284	£4,297	£5,278

Property Type: 4 bedroom semi-detached house (as per plots 3, 4, 5, 6, 7, 8)

EPC rating						
A	B	C	D	E	F	G
£694	£1,206	£2,168	£3,074	£4,277	£5,612	£7,942

An idyllic yet **exceptionally connected location**

Tucked away just off Upper Eastern Green Lane, Pond Farm Grange enjoys a peaceful setting while remaining superbly connected.

Located approximately 5 miles west of Coventry City Centre, the development sits close to the beautiful Warwickshire countryside and the charming villages of Meriden and Berkswell.

A variety of services and amenities are located only a short walk away including a Gym, Butcher, Hairdressers and Convenience Stores as well as the area being home to various highly regarded primary and secondary schools only a short walk or drive away.

Despite its tranquil surroundings, Pond Farm Grange offers excellent transport links with Birmingham Airport and the NEC are both easily accessible. Direct rail connections are available from local stations to Birmingham, Coventry and London while the forthcoming HS Interchange will further enhance connectivity to London.

Just a 15 minute drive, Coventry offers a vibrant mix of culture and history with shopping ranging from high-street favourites to independent retailers alongside a wide range of restaurants and bars and entertainment venues. Slightly further afield, residents can explore celebrated attractions such as Kenilworth Castle and Coombe Abbey Park which are perfect for family days out.

Nearby green spaces

War Memorial Park

Coventry City Centre

Vibrant retail centre

Local, family friendly pubs

N
By road
Coventry City Centre
– 15 mins
Coventry Train Station
– 15 mins
Birmingham Airport
– 15 mins
M42 Junction 6
– 13 mins
By foot
Park Hill
Primary School
(Ofsted 'Good')
– 9 mins
Eastern Green
Junior School
(Ofsted 'Good')
– 14 mins
Pickford Green Lane
St Andrew's
Infant School
Windmill Village Hotel
Golf Club & Spa
Birmingham
18 miles
M42 J6
9 miles
Upper Eastern Green Lane
Pond
Farm
Grange
Eastern Green
Junior School
Convenience
Store
Butchers
Barbers
Park Hill
Primary School
A45 Birmingham Road
Lower Eastern Green Lane
Allesley Hall
Primary School
Broad Lane
Hairdressers
St John's Church
of England Academy
Pharmacy
Gym
Sports
Courts
Woodfield School
Coventry
5 miles
Broad Lane
Vets
M6
Birmingham
Birmingham
Airport
Pond
Farm
Coventry
City Centre
M42
Hereward
College
Templars
Primary School
Our Lady of the Assumption
Catholic Primary School

Our construction **guarantee**

With every property comes peace of mind courtesy of the 10 year ICW structural warranty that we provide with every purchase.

The new home warranty covers defects in design, materials and workmanship as standard.
On completion of construction, you will receive a final new home warranty certificate, insuring your new home against latent and structural defects.

We realise that purchasing a home is the most important purchase you'll make and we want it to be perfect for you. We'll remain on hand to deal with any small matters that may occur until your new home is perfect for you.

ICW
INTERNATIONAL CONSTRUCTION WARRANTIES

Providing you with a **10 year structural warranty**

For further **information**

SHELDON BOSLEY KNIGHT

LAND AND PROPERTY PROFESSIONALS

Email: newhomes@sheldonbosleyknight.co.uk

Call: 02476 527 773

Pond Farm Grange
Coventry

KINGSWOOD HOMES

Disclaimer:
All information and images contained in this brochure are for guidance purposes only. All dimensions should be considered approximate and floor plans may change during the course of construction. Although every care has been taken to ensure that the information is correct, the contents of this brochure to do not constitute a contract, part of a contract of warranty with Kingswood Homes.

KINGSWOOD HOMES

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